

COUNTY OF LOUDOUN
MEMORANDUM
DEPARTMENT OF BUILDING AND DEVELOPMENT

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LOUDOUN COUNTY
DEPARTMENT OF PLANNING

DATE: March 12, 2010
TO: Marchant Schneider, Project Manager, Department of Planning
FROM: Teresa H. Miller, Planner, Zoning Administration
THROUGH: Marilee Seigfried, Deputy Zoning Administrator
CASE NUMBER AND NAME: SPEX 2007-0021 Stonespring Medical Center, 2nd submission
TAXMAP PARCEL NUMBER: 100////////65A
MCPI: 204-48-7841

Zoning Administration has reviewed the second submission materials for the above referenced **Special Exception (SPEX)** application for conformance to the Revised 1993 Loudoun County Zoning Ordinance and has the following comments.

I. Critical Issues

1. The required parking demonstrated on Sheet 1, Zoning Tabulations does not appear to adequately address all parking spaces required. The application proposes an FAR up to 606,914 square feet, with 461,967 square feet of special exception uses. The applicant has designated 337,000 square feet as hospital use, leaving 124,967 square feet of medical care facility, outpatient only and an additional 144,947 square feet of by right uses. For the proposed amount of special exception uses, the required number of parking spaces would be 1085. The applicant currently proposes a total of 1003 space, a deficiency of 82 spaces. Assuming full build out of 606,914 square feet, this would generate the need for 1563 parking spaces.

The table on Sheet 1 demonstrates the required parking for the hospital use and up to 100,000 square feet of medical office but does not account for the medical care facility, outpatient only or the remaining 44,947 square feet of by-right office.

While parking is to be demonstrated at the time of site plan, the applicant should address the deficiency regarding parking at this time. If the parking is to be shown on the special exception plat, it must comply with Section 5-1100 of the zoning ordinance. If the intention is to reduce the number of required parking spaces, a special exception will be required.

2. In addition to hospital, the Special Exception application is also for medical care facility, outpatient only; however the Special Exception Plat on Sheet 3 does not reflect this use. The proposed location of the medical care facility, outpatient only will need to be labeled on the Special Exception Plat.

II. Statement of Justification Comments

1. Section IV Proposed Stonespring Medical Center - The previous SOJ listed the medical care facility, outpatient only would not exceed 55,000 square feet whether it is located within the hospital or as part of the proposed office building located on the Property. The application now appears to propose up to 124,967 square feet. Please verify. The proposed square foot of each use should be broken down within a table on Sheet 1 of the Special Exception Plat.

III. Special Exception Matters For Consideration

1. Section 6-1310(C) - *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.* Add a note to Sheet 1, General Notes stating the Noise Standards as listed in Section 5-1507 will be met.

IV. Plan Comments

1. Sheet 1 – General Comments.
 - a. Note 1 – In addition to ZMAP-2006-0007, the note should reference SPEX-2007-0037 as the heliport is within the limits of special exception.
 - b. Note 3 – Verify the calculations of the site area in this note as well as other calculations of square footage throughout the application.
For example, 23.22 acres X 43,560 = 1,011,463.2 square feet while the application lists 1,011,524 square feet. This is a difference of 60.3 square feet.
 - c. Note 16 – Delete this note, as Sheet 5, Architectural illustrations, is noted to be for illustrative purposes only.
 - d. Note 20 – Update this note to clarify the limits of special exception fall entirely within the Ldn 60.
 - e. Note 20 -The note also needs to be updated to clarify the floodplain overlay on the site is minor floodplain. In the applicant's response letter, it is stated the approved floodplain alteration study (FPAL-2007-0016) relocates any and all floodplain off-site; however portions of minor floodplain are still within the limits of special exception.
2. Sheet 1 - Zoning Tabulations
 - a. Update the title block for the zoning tabulations table to state the acreage of the limits of site plan (23.22 acres).
 - b. Floor Area Ratio –remove the note *maximum 733,036 on Land Bay 2 as this table is solely based upon the limits of special exception 23.22 acres.
 - c. Building Height – Section 4-306(B) permits buildings up to 45' in height. Update the table as it currently lists 35' as the building height.
 - d. Landscaped Open Space – Section 4-307(C) requires landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot. As the parcel has not been subdivided, the landscaped open space needs to be provided based upon the entire parcel acreage of 42.07 acres. When providing the corrected calculations, note the zoning

ordinance defines buildable area as “*the area of the lot remaining after required yards have been provided*”. This definition is noted as the original calculations based upon just the limits of special exception appear to be incorrect.

- e. Landscaping, Buffering and Screening – The note regarding ZOAM-2006-0002 may be removed from the table. The provided column references Sheet 3, but the illustrative landscape plan is shown on Sheet 6.
 - f. Yards and Setbacks – For the note regarding Section 5-610(B), the correct wording is accessory *structures* and parking. The reference on the table is accessory *buildings* and parking.
3. Sheet 6 – Illustrative Landscape Plan – Section 5-1407(A) requires buffer yards to be located at the perimeter of a lot or parcel, not just around the limits of special exception. It is noted on Sheet 1 and shown on this illustrative, a Type 1 buffer adjacent to the R-16 zoned Land Bay. The proffers allow for multifamily as well as single family attached in the R-16; therefore a Type 2 buffer should be shown. Per Section 5-1414(B)(1)(d)(i), the plantings for a Type 5 buffer shall be located within the first 50 feet of the 100 foot buffer yard. Some of the plantings appear to be outside the first 50 feet. The typical plant palette should be removed from the sheet as at the time of site plan, a more detailed table will be required detailing the plants in the Type 5 front buffer distinct from the side and rear buffer yards.
4. Sheet 7 – Traffic Phasing & Pedestrian Circulation Plan – If the applicant wishes to include this sheet in the plan set, remove the “For illustrative purposes only” as this is a proffered sheet per ZMAP-2006-0007. As the property is subject to the proffers and CDP of ZMAP-2006-0007, this sheet is not for illustrative purposes.